

1 LIDO ISLES HOA, INC.
2 1331 SW 171 TERRACE
3 PEMBROKE PINES, FL 33027

4
5 BOARD OF DIRECTORS
6 MEETING MINUTES
7

8 **BOD Minutes # 2023-10**
9

10 **Date: November 9, 2023 (via Zoom)**

11
12 **Meeting called to order by President Chris Anderson at 6:35 pm.**

13
14 **Roll Call**- Directors present: Christopher Anderson, Lazaro Rivero, Thomas Clemishaw,
15 Bobby Bennett, and Mario Guerrier. Also present were Property Manager Bill Bucknam
16 and Account Manager Lisa Bucknam from Blue Shield Property Management Company.
17

18 **Approval of Minutes**- Discussion was made as to the September 12, 2023, BOD meeting
19 minutes which was tabled at the last board meeting. Chris stated that item #2 was the
20 original meeting meetings that were presented.
21

22 *A motion was then made by LAZARO RIVERO seconded by BOBBY BENNETT to*
23 *approved the 091223 (Item #2) meeting meetings as presented*
24

25 *Discussion: Discussed was made as to the two different meeting meetings that were*
26 *presented (Item #2 & Item #2.1) in the meeting package for review. Chris asked Mario*
27 *if he was still standing by the second set of minutes (2.1) and he said, that what was said.*
28 *Chris then asked Bobby in which minutes he was going with and Bobby stated that the*
29 *minutes 2.1 are extremely confusion and a lot of he said she said statements and was*
30 *going to approve the original set of meeting minutes. Chris then asked Lazaro who*
31 *advised that the 2.1 meeting minutes made the attorney seem biased when he was*
32 *unbiased. Mario stated that he added these comments to the minutes as he remembered*
33 *them. Chris then asked Tom what was his thoughts on the two meeting minutes as*
34 *presented. Tom stated that these meetings are recorded and can be added to the meeting*
35 *minutes. After a lengthy discussion about the meeting minutes, the board agreed to add*
36 *the additional portion from 2.1 to the original meeting minutes from 091223.*
37

38 *The motion was then amended by CHRIS ANDERSON, seconded by BOBBY*
39 *BENNETT to add Mario's inputs to the original set of minutes from 091223.*
40

41 *Further Discussion: Bill asked so to copy from line 9-40? Chris said yes.*
42

43 **MOTION PASSED**

1 Discussion was then made as to the October 10, 2023, BOD meeting minutes as presented.

2

3 ***A motion was made MARIO GUERRIER, seconded by BOBBY BENNETT to accept the***
4 ***October 10, 2023 meeting minutes as presented.***

5

6 ***Discussion: None***

7

8 ***MOTION PASSED***

9

10 **Treasurer Report-** Bill advised that the financials were not provided to the HOA as
11 requested. Bill advised that the firm as a new manager and requested some time to look
12 into these issues. Bill advised that no late fees were added to 3rd or 4th quarter assessments.
13 Tom advised that over \$22k dues are not paid for 3rd or 4th quarter. Bill advised that the
14 late policy contract is not being conducted by the CPA firm. The board agreed with Chris
15 that this is something the new board will have to address.

16

17 **New Business-**

18

19 **Parking Resolution:** Chris asked the board if they reviewed this. Mario stated that this
20 went to the lawyer for review. Bill stated that this is the final draft copy. Tom stated that
21 all we have to do is check for spelling errors and move forward since the board already
22 approved this at the last meeting. Mario asked don't we have to review and discussed this
23 further after the attorney? Chris stated that no changes were made. The board then
24 reviewed the document. Bill advised of some concerns of the dates, the 14-day notice was
25 provided to the homeowners about this resolution and the 30-day notice to homeowners
26 prior to being enforced. Mario stated that some other discussions should be made about
27 parking on the street, and parking on the grass being waived for people who live on curve.
28 Discussion was then made as to parking on the street and on a double yellow lane. Mario
29 advised that this not apply to private road. Bill advised that it is not allowed to park on
30 the street on a double yellow lane and can be enforced by the PD. Bill also advised that
31 we have a traffic enforcement agreement with the City of Pembroke Pines and the police
32 department for enforcement on all roads within Lido Isles HOA. This agreement was
33 signed by the board. Mario then asked if the board is going to make exceptions about those
34 who live on the curve to park on the grass? Mario said that the board has discretion on this
35 item. Bobby stated that the board already discussed this issue before and a board vote was
36 made. Chris asked Mario if this could be discussed in the future and pass this that we have,
37 because a change would mean that it would have to go back to the attorney, Mario stated
38 then that is what we would do.

1 *A motion was then made by THOMAS CLEMINSHAW, seconded by LAZARO RIVERO*
2 *to pass the resolution as presented.*

3

4 ***DISCUSSION: None***

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6 ***Yea Vote in favor of motion: Chris, Bobby, Lazaro, Tom***

7 ***Nea Vote in favor of motion: Mario***

8

9 ***MOTION PASSED.***

10

11 **Old Business-**

12

13 **Road Project Update:** Bill advised that this project needs to be moved to January due to
14 the upcoming holidays and after MLK holiday. We hope to have the plans approved in
15 December. The board agreed.

16

17 **Guest Comments-**

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- 19 • Ken Nelson stated that the DI scanner is difficult to get the ID out. Bill will look
20 into this. Ken also stated that large party on SW 16th St took place and cars were
21 parked on both sides and had concerns of emergency vehicles getting through.
- 22 • A resident asked are the homeowners going to get a copy of the parking resolutions
23 that was just passed and why the homeowners did vote on this. Mario stated that
24 because the lawyer didn't agree that it needed to go to the homeowners. Ms.
25 Bennett advised that the lawyer stated that the Florida statute does not apply to this
26 procedure because the HOA covenants give permission to the board to make
27 changes and modifications to the parking rules of the HOA so it does not go to a
28 homeowner vote. However, the homeowners were allowed to discuss this policy
29 as well as committee meetings. Bill advised that surveys and emails were sent to
30 homeowners asking for input on parking which was shared at the board meetings
31 prior to this resolution being drafted.
- 32 • A homeowner asked about the conversation area. Chris advised that all violations
33 were cleared and Bill advised that the agreement letter with the HOA was not
34 signed.
- 35 • A homeowner asked in the chat about the proxies for the annual meeting and Bill
36 explained the procedure for that step.

1 Chris thanked all of the board members and management for their participation on all
2 projects and meeting as this is the last board meeting of the year.

3

4 Bill also wanted to thank the ARC committee for all of the hard work like approving the
5 metal roofs, new paint colors.

6

7 ***Meeting Adjourned – The board adjourned the meeting.***

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9 Meeting adjourned at 8:01 p.m.

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12

13 APPROVED BY: _____

DocuSigned by:

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DATE: 1/10/2024